



Report of Technical Review Committee

Docket #: PC2006-041 Project Type: Secondary Plat TRC Meeting: 6/28/06
Project: Brighton Village Section 5
Location: North of Cutsinger Rd. and east of Honey Creek Rd.
Engineer: KOE Representative(s): _____

TRC Members Present

<u>Planning:</u> Ed Ferguson Lowell Weber	<u>Engineering & Sanitation:</u> Kevin Riddle - Engineering Keith Meier - Sanitation	<u>Fire Department:</u> Rodney Johnson	<u>Police Department:</u> <u>Other:</u> Diana Mercer – Indiana American Water
		<u>Parks Department:</u>	

Minutes:

Section 5 includes 33 lots on 17.5 acres. Section 5 lies along the north side of Cutsinger Road. To be called Brighton Village, it is for the 55-and-older empty nester market.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) Landscape plans shall be subject to revision as per written staff report.
- 5) All written comments listed in Fire Department's report shall be met. (attached)
- 6) Sanitary sewer plans shall be subject to review by outside city consultant.
- 7) Grading plans shall be modified to show percent slopes of side and rear yard swales in compliance with city ordinance.
- 8) Open cut of Cutsinger for sanitary crossing subject to BPWS review and approval.
- 9) R-o-way dedication separate from plat shall be granted for south "half" of Cutsinger Rd.
- 10) Plans shall be subject to further review and approval by City Engineer.
- 11) Plans shall show pavement striping details for both Cutsinger Rd. and Stop 18 Rd.

Chairman